

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3111

ZONING THE DIAMOND RIDGE ANNEXATION LOCATED AT 2520 F-1/2 Road

Recitals.

The Diamond Ridge subdivision located at 2520 F-1/2 Road is in the process of being annexed to the City of Grand Junction. A rezone from the Mesa County zoning of Agriculture Forestry Transition (AFT) to a City Planned Residential 4.2 units per acre (PR-4.2) zoning is proposed. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (4-7.9 units per acre). City Council also finds that the requirements for a rezone and Zone of Annexation as set forth in Sections 4-4-4 and Section 4-11 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its February 16, 1999 hearing, recommended approval of the rezone request from AFT to PR-4.2.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED PLANNED RESIDENTIAL 4.2 UNITS PER ACRE (PR-4.2):

E1/4 SW1/4 NW1/4 of Sec 3 T1S R1W of the UM except S 330 feet of E 165 Feet & except beg NW Cor Said E1/4SW1/4NW1/4 S 89 deg 31'E 329.75 feet S 0 deg 01' E 329.75 feet S 0 deg 01' E 147.3 feet S 74 deg 27' W342.3 feet N 0 deg 01' W 241.85 feet to beg and also including beg S 89 deg 57' E 659.85 feet fr W1/4 Cor said Sec 3 N 0 deg 01' W 980.2 feet N 74 deg 27' E 342.3 feet S 0 deg 01' E 1,072.2 feet N 89 deg 57' W 329.9 feet to point of beginning.

- 1) The uses allowed for this zone and property shall be attached and detached single family residential and open space.
- 2) The bulk requirements for this zone and property shall be as follows:

	Front	Side	Rear	Coverage	Height
Attached Lots	20 feet	5 feet	23 feet	40%	32 feet
Detached Lots	20 feet	7 feet	23 feet	35%	32 feet
Accessory Structures	Rear Half	3 feet	10 feet	NA	32 feet

INTRODUCED for FIRST READING and PUBLICATION this 3rd day of March, 1999.

PASSED on SECOND READING this 17th day of March, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Reford C. Theobald
President of Council Pro Tem